



#/

MEMORANDUM

To: Parks and Recreation Board

From: Jesus M. Olivares, Director
Parks and Recreation Department

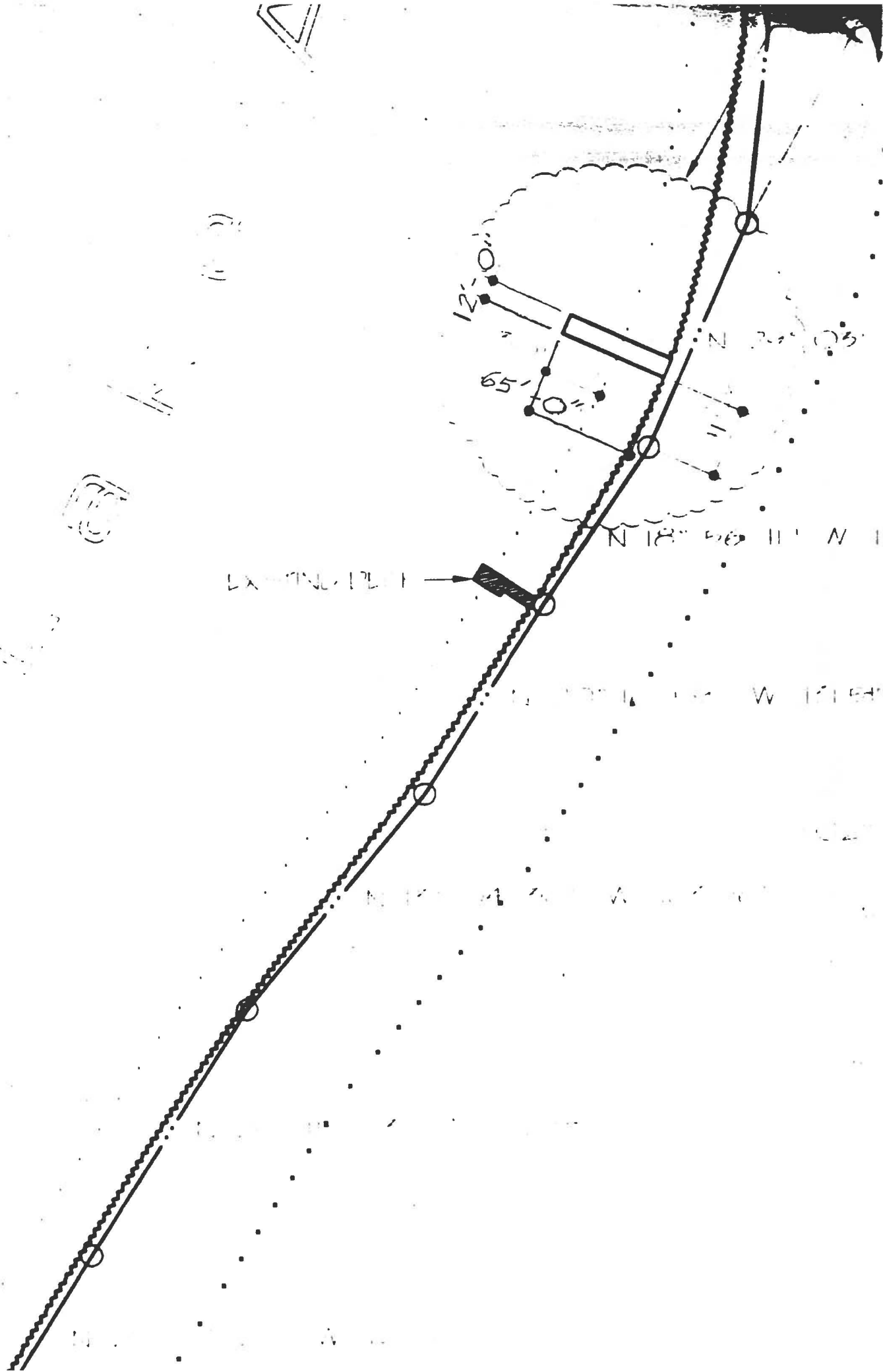
Date: June 24, 2003

Subject: Construction of Mueller dock at 4909 Highway 2222.
File No. SP-03-0033DS.

A request has been received from Gene Lucas on the behalf of R. G. JR Mueller to construct a boat dock on Lake Austin.

The Parks and Recreation Department (PARD) staff has reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, Section 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code. The proposed dock extends 65' from the shoreline. The location of the proposed dock is just East of the 360 bridge on the North shore. This is the highest traffic area on the lake. A dock may not extend more than 30' from the shoreline unless the Parks and Recreation Board determines that the dock will not create a hazard and approves the construction of the dock. The Parks and Recreation Board shall make a recommendation on the distance a dock can extend without creating a hazard.


Jesus M. Olivares, Director
Parks and Recreation Department





#2

MEMORANDUM

To: Parks and Recreation Board

From: Jesus M. Olivares, Director
Parks and Recreation Department

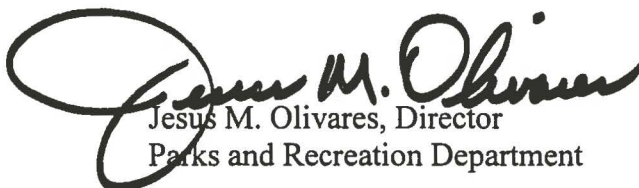
Date: June 24, 2003

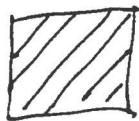
Subject: Site Plan Correction at 3002 Scenic Drive
File No. SP-01-0251DS

A site plan correction has been received from Bruce Aupperle on the behalf of Jerry and Johnstone Bell to change the dimensions and position of a boat dock that has been constructed and red tagged at 3002 Scenic Drive. The dock was built not in accordance to the approved site plan.

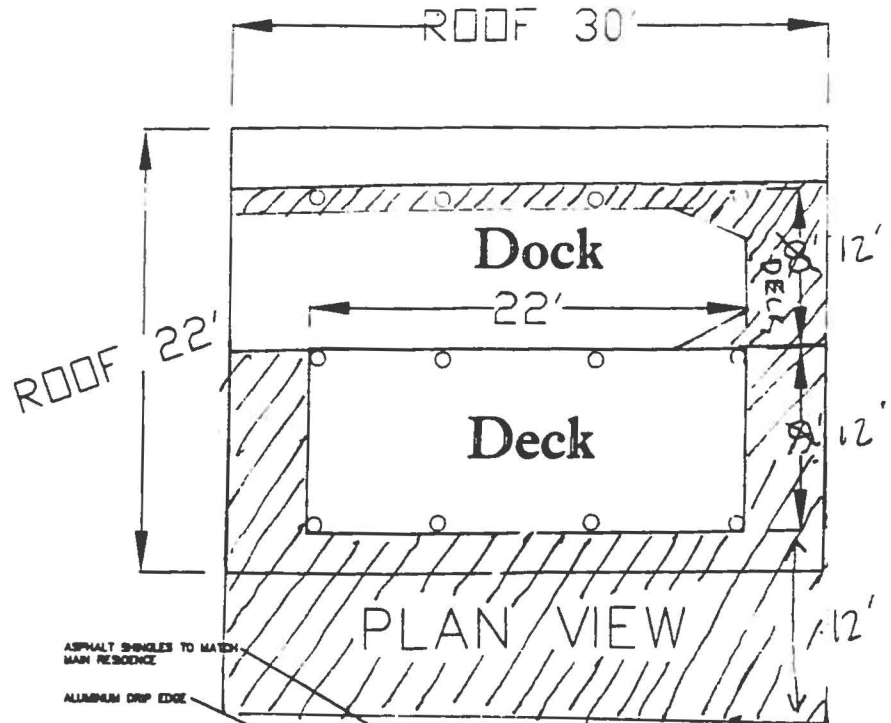
The Parks and Recreation Department (PARC) staff has reviewed the site plan correction and finds they do not meet the requirements of Article XIII, Section 25-2-1176, Parts B and D, (Requirements for the Construction of Boat Docks) of the Land Development Code. Parks and Recreation Board approved an 8'X22' boat dock placed parallel to the shore. Parks and Recreation Board gave variances for this dock to be constructed. The dock that was built is 12'X30'. The 30' measured parallel to the shoreline is 39% of the shoreline frontage. The approved 22' was 29% of the shoreline frontage. The approved dock was to be dug into the shore 3' and extend 5' from the original shore. If the dock were dug into the shore, the dock would have extended into the slough 20% of the sloughs width. The dock was not dug into shore and extends 12' from shore. The dock is now 43% of the slough width.

The Parks and Recreation Board shall make a recommendation on the distance a dock may extend into the slough and approval by the Parks and Recreation Board is required for a structure to be greater than 20% of the shoreline width.


Jesus M. Olivares, Director
Parks and Recreation Department



= NOT APPROVED



ASPHALT SHINGLES TO MATCH
MAIN RESIDENCE
ALUMINUM DRIP EDGE

1X8 CEDAR FASCIA BOARD - STAIN

4X4 WOLM WOOD BENT WOOD BRACING WITH
DECORATIVE KEY DETAIL AT TOP OF ARCH

6X8 WOLM WOOD POST - STAIN

4.5" DIA. STEEL PILING
DECK

SHORE VIEW

ASPHALT SHINGLES TO MATCH
MAIN RESIDENCE
ALUMINUM DRIP EDGE

1X8 CEDAR FASCIA BOARD - STAIN

4X4 WOLM WOOD BENT WOOD BRACING WITH
DECORATIVE KEY DETAIL AT TOP OF ARCH

6X8 WOLM WOOD POST - STAIN

4.5" DIA. STEEL PILING
OUTLINE OF DECK BEYOND
WATER LINE EL. 482.5'

LAKE FLOOR EL. 482.0'

LAKE VIEW

SID



#3

MEMORANDUM

To: Parks and Recreation Board

From: Jesus M. Olivares, Director
Parks and Recreation Department

Date: June 24, 2003

Subject: Site Plan Correction at 2808 Scenic Drive
File No. SP-03-0115DS

A site plan correction has been received from Jim Kaighin to change the dimensions and number of slips of a boat dock at 2808 Scenic Drive.

The Parks and Recreation Department (PARD) staff has reviewed the site plan correction and finds they do not meet the requirements of Article XIII, Section 25-2-1176, Part D, (Requirements for the Construction of Boat Docks) of the Land Development Code. A permit was issued for the construction of a single slip dock. The request is to add an additional slip. Dimensions of the dock have changed from 20' to 29' measured parallel to the shoreline. The Proposed correction would exceed the 20% of the shoreline frontage. Approval by the Parks and Recreation Board is required for a structure to be greater than 20% of the shoreline width.

Approval by the Parks and Recreation Board is required for a structure to be greater than 20% of the shoreline width.


Jesus M. Olivares, Director
Parks and Recreation Department

EXISTING

STORAGE

REMOVE EXISTING G/L/F DECK AND
WOOD DECKS FROM DOCK BLDG

REMOVE EXISTING DOCK AND
WOOD DECKS FROM DOCK BLDG

SUP/LIFT

COVERED DECK

6'x3" SILL, C/L FLOOR
SILL (A) SILL (A)

6'x3" SILL, C/L FLOOR
SILL (A) SILL (A)

D

20'

APPROVED

5'-0"

9'-6"

2'-0"

FLOOR PLAN

29'

1/4"

COLLECTION

E

75' CWQZ LINE

B

EXISTING SHORELINE

F

CONSTRUCTION LIMITS

SITE PLAN

DRAWING	KL
A - LAKE LEVEL ELEVATION	
B - EXISTING SHORELINE	
C - DOCK BLDG. SETBACK	
D - NAVIGATION LIGHTS	
E - 75' CWQZ LINE	
F - CONSTRUCTION LIMITS	



#4



Information Packet

For

QUAIL CREEK PARK

Austin Clean Water Program
Little Walnut Quail Creek

CIP No. 4570-237-8579

City of Austin
Austin Clean Water Program

on behalf of the
Water and Wastewater Utility

June 2003

INTRODUCTION

The Austin Clean Water Program (ACWP), on behalf of the Water and Wastewater Utility, hereby requests a permanent and temporary use agreement for the construction, operation and maintenance of an 18-inch wastewater line, CIP No. 4570-237-8579. In conjunction with this project, the ACWP is requesting authorization to build a portion of the wastewater line in the Quail Creek Park, north of Rutland Drive. This authorization will require action by the City pursuant to Chapter 26 of the Texas Parks and Wildlife Code.

The project will include the construction of an 18-inch gravity wastewater line and related appurtenances parallel to the existing 24-inch line located in the bed of Quail Creek. This project will alleviate sanitary sewer overflows within the existing lines. These improvements are also consistent with the City's commitment to the Texas Council on Environmental Quality and to the U.S. Environmental Protection Agency (USEPA) to eliminate sanitary sewer overflows in the City of Austin.

PROJECT NEED AND JUSTIFICATION

This project is being accomplished under an administrative order of the USEPA in order to eliminate the occurrence of sanitary sewer overflows (SSO), the presence of which threatens human health and the environment. For this particular project, this elimination of SSO is being accomplished by the installation of an 18" parallel line to relieve the overflow conditions in the existing 24" pipe, and the installation of 36" pipe to replace a 24" pipe running parallel to another 30" pipe.

In 2002, the City of Austin selected the engineering firm of Kurkjian Engineering Corporation (KEC) to prepare a Route Study and engineering plans for parallel and replacement lines to relieve SSO in this area. Through the Route Study alternative routes and pipe sizes were considered. To date, this project is in the 60% design phase.

PROJECT DESCRIPTION AND SCHEDULE

The proposed wastewater lines are approximately 6,800 linear feet in total length with 330 linear feet being located within the Quail Creek Park. The construction will generally require a 20-foot wide permanent easement and a 15-foot wide temporary working space easement along the line with another 1330 square foot temporary construction easement in one area and a 2600 square foot temporary storage area. Approximately 250 feet of this line will be installed by open cut, with the remaining 80 feet installed by bore. In order to accomplish the bore, a bore pit will be required with dimensions of approximately 40-feet by 15-feet.

The sewer will be an 18-inch diameter Centrifugally Cast Fiber Reinforced Polymer Mortar Pipe buried between 10 and 25 feet deep. The project has an anticipated total construction cost of \$3,600,000. It is scheduled for bidding in the fall of 2003 and will take approximately 15 months to complete. Disturbance within the park is anticipated to last approximately six to eight weeks.

SHORT TERM EFFECTS OF CONSTRUCTION

Short-term effects during construction will be minimal. Disturbance of the area within the permanent and temporary use agreement will include preconstruction clearing, trenching, pipe installation, temporary spoil and material storage, heavy vehicle tracking and soil compaction. There will be no traffic impacted by the construction of this project. No trees within the area covered by the use agreement will be removed. There will be short-term riparian disturbance within the easement; however, no long-term

effects to the riparian habitat are anticipated since all disturbed areas will be restored and revegetated.

LONG TERM EFFECTS OF CONSTRUCTION

The only long-term effects to the Quail Creek Park as a result of the proposed construction, operation and maintenance of the wastewater pipe will be the restriction of building structures or similar improvement within the permanent use agreement area. This is consistent with the restrictions now placed on the area which is within the 100-year floodway of Walnut Creek; therefore, no long-term effects due to the project are anticipated.

RESTORATION PLAN

All disturbed land will be restored and revegetated to a condition equal to or better than that which existed prior to construction. A detailed tree survey and evaluation were performed by the engineer and is attached hereto. That survey determined that approximately 19 trees would be affected by the construction. It is anticipated that none of these trees will be removed.

All site restoration will be completed in accordance with the *Standard Specifications and Construction Standards* of the City of Austin. All construction and site restoration for that portion of the project within parkland will also be completed in accordance with PARD's *Construction in Parks Specifications*.

As with all City construction projects, the Contractor will be required to provide a one-year warranty of his work including such restoration, revegetation and tree replacement.

**ACWP
Little Walnut Quail Creek**

Tree Survey

<u>Tag Number</u>	<u>Size (inches)</u>	<u>Description</u>
535	15	Sycamore
536	20	Willow
537	14	Hackberry/Celtis Spp.
538	6	Hackberry/Celtis Spp.
539	8	Hackberry/Celtis Spp.
540	23	Hackberry/Celtis Spp.
541	29	Sycamore
542	9	Hackberry/Celtis Spp.
543	28	Willow
546	17, 14	Willow
547	28	Willow
548	8	Hackberry/Celtis Spp.
549	32, 14	Willow
550	6, 4	Hackberry/Celtis Spp.
551	14	Hackberry/Celtis Spp.
552	5	Hackberry/Celtis Spp.
553	5	Hackberry/Celtis Spp.
617	6	Hackberry/Celtis Spp.
618	6	Hackberry/Celtis Spp.

Abbreviations

TWSE – Temporary Working Space Easement

TSAAMSS – Temporary Staging Area and Material Storage Site

WE – Wastewater Easement

SF – Silt Fence

Notes

1. Wastewater lines with hatched cross section are to be bored.
2. Wastewater lines with no hatch are to be open cut.
3. Circles at changes in horizontal alignment indicate manholes.

QUAIL CREEK PARK - PHOTOS



Photo 1. Quail Creek Park – From Rutland looking towards apartments

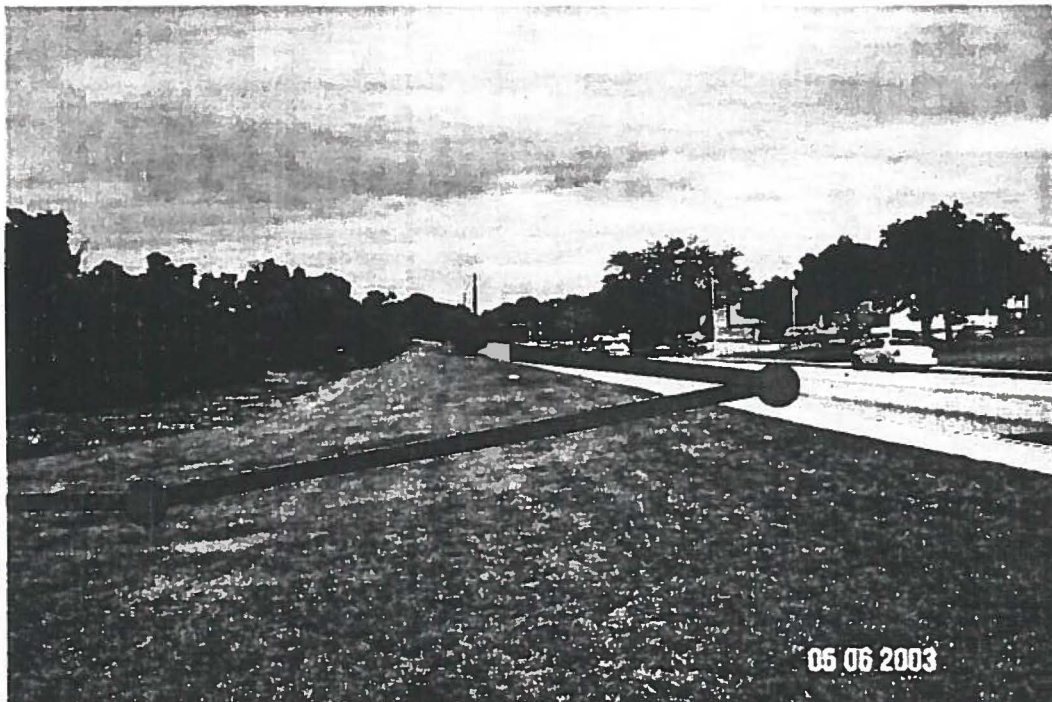


Photo 2. Quail Creek Park – Looking East on Rutland

QUAIL CREEK PARK - PHOTOS



Photo 3. Quail Creek Park – From Rutland looking towards bore pit



Photo 4. Quail Creek Park – Proposed Bore Pit Approximate Location



Information Packet

DRAFT

Little Walnut South Tunnel
to serve the
LITTLE WALNUT CREEK WASTEWATER COLLECTION SYSTEM

CIP No. 4570-37-8589
eCapris 4926.028

City of Austin
Department of Public Works
and
Austin Clean Water Program

on behalf of the
Water and Wastewater Utility

INTRODUCTION

The Department of Public Works, on behalf of the Water and Wastewater Utility, is proposing to construct a 60-inch diameter Wastewater Line to serve the Little Walnut Creek basin wastewater collection system. In conjunction with this project, Public Works is requesting authorization to build a portion of the Wastewater Line in the recently acquired parkland along Little Walnut Creek between Springdale Road, East 51st St and US 183. This authorization will require action by the City pursuant to Chapter 26 of the Texas Parks and Wildlife Code.

The proposed wastewater line consists of the construction of a 60-inch gravity wastewater line and related appurtenances by open cut trench. There is also a need for temporary work space for the construction of the wastewater line and temporary work and staging areas for a tunnel shaft, to be located adjacent to Springdale Road, within a portion of the site that has been previously cleared.

PROJECT NEED AND JUSTIFICATION

The Austin Clean Water Program (ACWP) was developed to provide wastewater system improvements needed to overcome system overflows related to deteriorated infrastructure and excessive flows resulting from rainwater infiltration. The US EPA placed an Administrative Order on the City of Austin to eliminate overflows. The wastewater collection system that serves the northern part of the City drains to the Crosstown Tunnel and the overflows for this entire area are to be remedied by September 2005.

In 2002, the City of Austin selected the engineering firm of Brown and Caldwell (B&C) to design the improvements to provide increased capacity in the lower portions of the Little Walnut Creek drainage basin. In November, 2002, B&C was directed to prepare a Feasibility Report for a wastewater line in the creek parallel to the existing wastewater interceptor. Upon determining that this route was not feasible, the Consultant was directed to modify the report to examine the feasibility of a tunnel route for the proposed new line. The engineer recommended a 96-inch diameter tunnel under Northeast Drive with a 60-inch wastewater line. The southern end of the tunnel will be in the parkland, where a work shaft will be established. Upon completion of the new line in the tunnel, an access manhole will remain at the shaft site. The remainder of the proposed line will be installed by open cut method on an alignment parallel to the existing 42-inch wastewater line and a 20-inch natural gas line. The existing lines are roughly parallel to Little Walnut Creek, and the proposed WW line will be located a sufficient distance from the creek to avoid any damage. The route through the parkland is dictated by several factors. One of these is that the new line must tie to an existing 60-inch line that is already located in the parkland. This line carries the wastewater under US 183 and on towards the Walnut Creek Wastewater Treatment Plant. Another factor is that the flow line of Little Walnut Creek is lower than the wastewater system within the parkland, and that requires that the proposed 60-inch wastewater line remain within the parkland until it ties into the existing downstream portion of the wastewater system.

ALTERNATIVES TO THE USE OF PARKLAND

The feasibility report evaluated four alternative routes for the proposed wastewater line. All of the routes converged on the proposed route through the parkland, for the reasons listed above. The proposed line will parallel an existing 42-inch wastewater line that has been in this property for 40 years. The site has only recently been acquired for parkland.

LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD w/ PLASTIC CAP SET
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊕ 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1"=200'

CALLED 96.794 ACRES
INTERNATIONAL BUSINESS
MACHINE CORPORATION
TO
YOUNG MENS CHRISTIAN
ASSOCIATION OF AUSTIN
AUGUST 31, 1993
VOL. 12018, PG. 302
R.P.R.T.C.TX.

CALLED 17.140 ACRES
THE TRUST FOR PUBLIC LAND
TO
THE CITY OF AUSTIN, TEXAS
FEBRUARY 29, 2000
DOC No. 2000031176
O.P.R.T.C.TX.

PROPOSED 40-FOOT WIDE
TEMPORARY CONSTRUCTION
EASEMENT

N52°35'40"E
84.50'

S07°35'40"W
56.57'

S52°35'40"W
28.17'

JAMES BURLESON
SURVEY No. 19
ABSTRACT No. 4

C3
L=896.65'
Δ=17°16'07"
R=2975.00'
CB=N00°18'00"W
C=893.26'

C4
L=868.38'
Δ=16°57'07"
R=2935.00'
CB=S00°27'30"E
C=865.21'

TWENTY FOOT WIDE
WASTEWATER ESM'T
TO
CITY OF AUSTIN
FEBRUARY 29, 2000
DOC. No. 2000031175
O.P.R.T.C.TX.

CALLED 219.184 ACRES
MISSOURI PACIFIC
RAILROAD COMPANY
TO
STATE OF TEXAS
NOVEMBER 21, 1990
VOL. 11339, PG. 2005
R.P.R.T.C.TX.

JESSE C. TANNEHILL
SURVEY No. 29
ABSTRACT No. 22

MATCHLINE
PAGE 3

BEARING BASIS: ALL BEARINGS ARE BASED ON THE
TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE,
NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO
SURFACE USING A COMBINED SCALE FACTOR OF
1.00007.

PAGE 4 OF 4
REFERENCE FIELD NOTE No. 2963R

PROJECT: PFLUGERVILLE RAW WL
JOB NUMBER: 22259E-01
DATE: MAY 2003
SURVEYOR: PLE
PARTY CHIEF: LG
FIELDBOOK: 3223
FIELDNOTE: FN2963
TECHNICIAN: DS
DRAWING: FN2963.DWG
SCALE: 1"= 200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

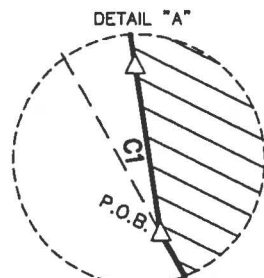
EASEMENT PLAT SHOWING
PARCEL No. 60
PROPERTY OF
CITY OF AUSTIN
PFLUGERVILLE RAW WATERLINE

LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD w/ PLASTIC CAP SET
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⬮ 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1"=200'



DETAIL NOT TO SCALE

JESSE C. TANNEHILL
SURVEY No. 29
ABSTRACT No. 22
APPROXIMATE LOCATION OF SURVEY LINE

CALLLED 7.225 ACRES
MILES D. WILSON
AND JEFF BAILEY
TO
RAMIRO GUERRA
JANUARY 30, 2002
DOC NO. 2002022782
O.P.R.T.C.TX.

REMAINDER OF A
CALLLED 24.482 AC
RESOLUTION TRUST CORPORATION
TO
MILES D. WILSON
DECEMBER 28, 1994
VOL. 12343, PG. 1660
R.P.R.T.C.TX.

CALLLED 15,331 SQ FT
WATER AND WASTEWATERLINE ESM'T
TO
CITY OF AUSTIN
AUGUST 5, 1987
VOL. 10363, PG. 920
R.P.R.T.C.TX.

10-FOOT WATER MAIN ESM'T
TO
TRAVIS COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT
VOL. 1959, PG. 52
D.R.T.C.TX.

C1
L=43.48'
Δ=00°55'03"
R=2715.00'
CB=N08°30'46"W
C=43.47'

C4
L=123.83'
Δ=02°34'31"
R=2755.00'
CB=S07°41'02"E
C=123.82'

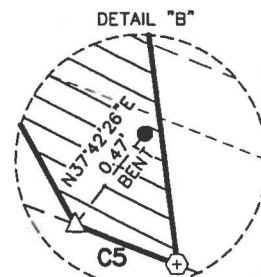
C5
L=12.68'
Δ=00°11'16"
R=3869.72' (R=3869.72')
CB=N68°41'45"W
C=12.68'

CALLLED 17.140 ACRES
THE TRUST FOR PUBLIC LAND
TO
THE CITY OF AUSTIN, TEXAS
FEBRUARY 29, 2000
DOC No. 2000031176
O.P.R.T.C.TX.

JAMES BURLESON
SURVEY No. 19
ABSTRACT No. 4

TWENTY FOOT WIDE
WASTEWATER ESM'T
TO
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FEBRUARY 29, 2000
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CALLLED 219.184 ACRES
MISSOURI PACIFIC
RAILROAD COMPANY
TO
STATE OF TEXAS
NOVEMBER 21, 1990
VOL. 11339, PG. 2005
R.P.R.T.C.TX.



DETAIL NOT TO SCALE

SEE
DETAIL "B" (VARIABLE WIDTH R.O.W.)
F.M. 969

BEARING BASIS: ALL BEARINGS ARE BASED ON THE
TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE,
NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO
SURFACE USING A COMBINED SCALE FACTOR OF
1.00007.

PROJECT:	PFLUGERVILLE RAW WL
JOB NUMBER:	22259E-01
DATE:	MAY 2003
SURVEYOR:	PLE
PARTY CHIEF:	LG
FIELDBOOK:	3223
FIELDNOTE:	FN2964
TECHNICIAN:	DS
DRAWING:	FN2964.DWG
SCALE:	1"=200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

EASEMENT PLAT SHOWING
PARCEL No. 60
PROPERTY OF
CITY OF AUSTIN
PLFUGERVILLE RAW WATERLINE

LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD w/ PLASTIC CAP SET
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊕ 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1"=200'

CALLED 96.794 ACRES
INTERNATIONAL BUSINESS
MACHINE CORPORATION
TO
YOUNG MENS CHRISTIAN
ASSOCIATION OF AUSTIN
AUGUST 31, 1993
VOL. 12018, PG. 302
R.P.R.T.C.TX.

CALLED 17.140 ACRES
THE TRUST FOR PUBLIC LAND
TO
THE CITY OF AUSTIN, TEXAS
FEBRUARY 29, 2000
DOC No. 2000031176
O.P.R.T.C.TX.

C2
L=925.08'
Δ=17°34'47"
R=3015.00'
CB=S00°08'44"E
C=921.45'
C3
L=896.65'
Δ=17°16'07"
R=2975.00'
CB=S00°18'00"E
C=893.26'

APPROXIMATE LOCATION OF SURVEY LINE
JAMES BURLESON
SURVEY No. 19
ABSTRACT No. 4

TWENTY FOOT WIDE
WASTEWATER ESM'T
TO
CITY OF AUSTIN
FEBRUARY 29, 2000
DOC. No. 2000031175
O.P.R.T.C.TX.

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TO
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NOVEMBER 21, 1990
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JESSE C. TANNEHILL
SURVEY No. 29
ABSTRACT No. 22

MATCHLINE
PAGE 3

BEARING BASIS: ALL BEARINGS ARE BASED ON THE
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1.00007.

PAGE 4 OF 4
REFERENCE FIELD NOTE No. 2964

PROJECT:	PFLUGERVILLE RAW WL
JOB NUMBER:	22259E-01
DATE:	MAY 2003
SURVEYOR:	PLE
PARTY CHIEF:	LG
FIELDBOOK:	3223
FIELDNOTE:	FN2964
TECHNICIAN:	DS
DRAWING:	FN2964.DWG
SCALE:	1"= 200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

EASEMENT PLAT SHOWING
PARCEL No. 60
PROPERTY OF
CITY OF AUSTIN
PFLUGERVILLE RAW WATERLINE

COA PARD Tract 2
Temporary and Permanent Easement Plats

C1
L=328.75'
Δ=06°27'42"
R=2915.00'
CB=N07°32'50"E
C=328.58'

(C1)
(L=286.83')
(R=2915.00')
(CB=N05°55'36"E)
(C=286.71')

C2
L=345.70'
Δ=06°42'11"
R=2955.00'
CB=S07°40'08"W
C=345.51'

CALLLED 219.184 ACRES
MISSOURI PACIFIC RAILROAD
COMPANY
TO
STATE OF TEXAS
NOVEMBER 21, 1990
VOL. 11339, PG. 2005
R.P.R.T.C.TX.

HOWELL T. DAVIS SURVEY No. 30
ABSTRACT No. 214

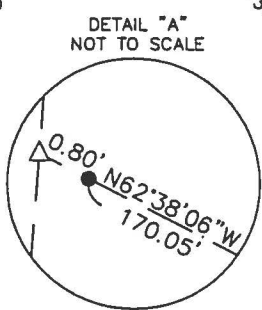
1199.48'
718.02'
1.33 ACRES
709.87'
N04°54'08"E
N04°27'20"E
S04°27'20"W
C1
C2
P.O.B.
P.O.C.

PROPOSED 60-FOOT WIDE
TEMPORARY CONSTRUCTION
EASEMENT

LOT 121 BLOCK C
SCENIC POINT SUBDIVISION
PHASE TWO
JANUARY 30, 2002
DOC. # 200200035
O.P.R.T.C.TX.

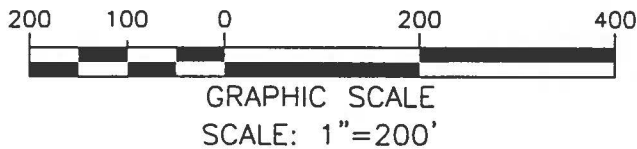
APPROXIMATE LOCATION OF SURVEY LINE
LUCAS MUNOS SURVEY No. 55
ABSTRACT No. 513

CALLLED 192.19 ACRES
INDUSTRIAL GROUP
TO
CITY OF AUSTIN
SEPTEMBER 30, 2002
DOC. No. 2002182125
O.P.R.T.C.TX.



JOHNNY MORRIS ROAD
(VARIABLE WIDTH ROW)

CALLLED 84.427 ACRES
THE TRUST FOR PUBLIC LAND
TO
CITY OF AUSTIN
DECEMBER 22, 1999
DOC. No. 1999159415
O.P.R.T.C.TX.



LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD w/ PLASTIC CAP SET
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⚓ 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00007.

PAGE 3 OF 3
REFERENCE FIELD NOTE No. 2957

PROJECT:	PFLUGERVILLE RAW WL
JOB NUMBER:	22259E-01
DATE:	MAY, 2003
SURVEYOR:	PLE
PARTY CHIEF:	LG
FIELDBOOK:	3223
FIELDNOTE:	FN2957
TECHNICIAN:	TWH
DRAWING:	FN2957.DWG
SCALE:	1"=200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

EASEMENT PLAT SHOWING
PARCEL No. 160
PROPERTY OF
CITY OF AUSTIN
PFLUGERVILLE RAW WATERLINE

C1
L=345.70'
Δ=06°42'11"
R=2955.00'
CB=N07°40'08"E
C=345.51'

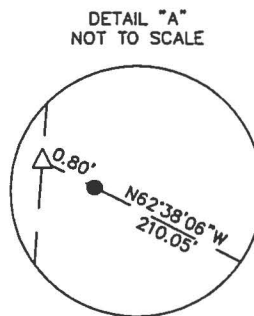
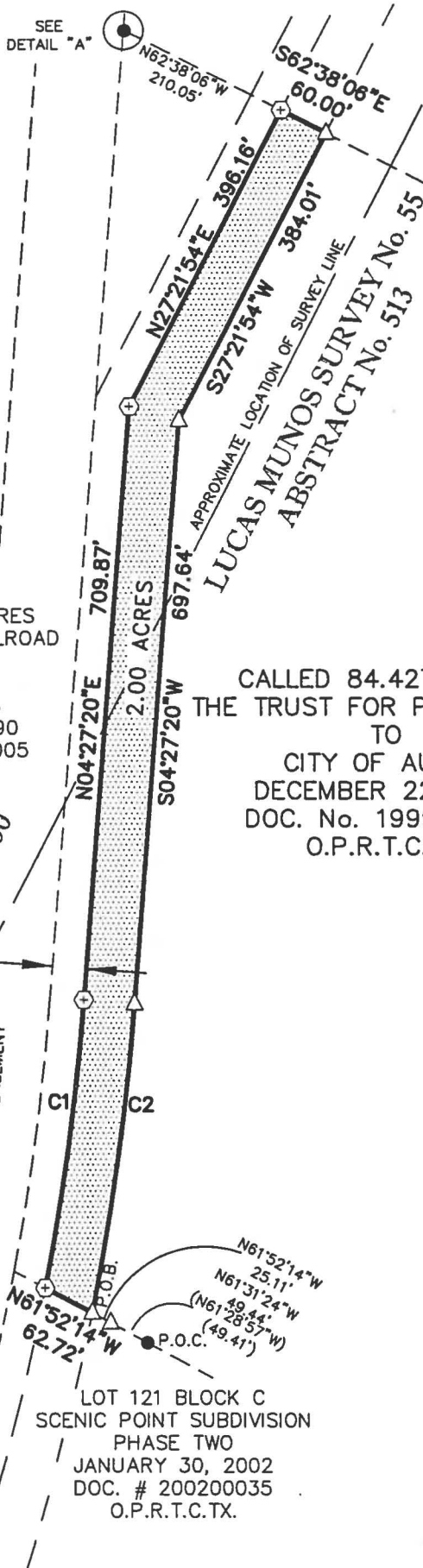
C2
L=371.10'
Δ=07°03'08"
R=3015.00'
CB=S07°50'41"W
C=370.87'

CALLED 219.184 ACRES
MISSOURI PACIFIC RAILROAD
COMPANY
TO
STATE OF TEXAS
NOVEMBER 21, 1990
VOL. 11339, PG. 2005
R.P.R.T.C.TX.

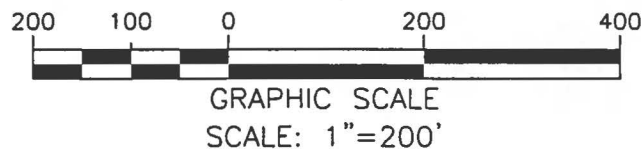
CALLER 84.427 ACRES
THE TRUST FOR PUBLIC LAND
TO
CITY OF AUSTIN
DECEMBER 22, 1999
DOC. No. 1999159415
O.P.R.T.C.TX.

CALLER 192.19 ACRES
INDUSTRIAL GROUP
TO
CITY OF AUSTIN
SEPTEMBER 30, 2002
DOC. No. 2002182125
O.P.R.T.C.TX.

HOWELL T. DAVIS SURVEY No. 30
ABSTRACT No. 214
PROPOSED 40-FOOT WIDE
WATERLINE EASEMENT



JOHNNY MORRIS ROAD
(VARIABLE WIDTH ROW)



LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD w/ PLASTIC CAP SET
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00007.

PAGE 3 OF 3
REFERENCE FIELD NOTE No. 2958

PROJECT: PFLUGERVILLE RAW WL
JOB NUMBER: 22259E-01
DATE: MAY, 2003
SURVEYOR: PLE
PARTY CHIEF: LG
FIELDBOOK: 3223
FIELDNOTE: FN2958
TECHNICIAN: TWH
DRAWING: FN2958.DWG
SCALE: 1"=200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

EASEMENT PLAT SHOWING
PARCEL No. 160
PROPERTY OF
CITY OF AUSTIN
PFLUGERVILLE RAW WATERLINE

**COA PARD Tract 3
Temporary and Permanent Easement Plats**

LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD w/ PLASTIC CAP SET
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- CALCULATED POINT
- 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1"=200'



2
CALLED 7.58 ACRES
(TRACT FOUR)
W. B. PANNELL AND
ROSE ANNETTE PANNELL
TO
PANNELL LIVING TRUST
APRIL 19, 1999
DOC. No. 1999121936
O.P.R.T.C.TX.

2
CALLED 219.184 ACRES
TO
MISSOURI PACIFIC RAILROAD COMPANY
TO
THE STATE OF TEXAS
NOVEMBER 21, 1990
VOL. 11339, PG. 2005
R.P.R.T.C.TX.

1
CALLED 2.328 ACRES
30-FOOT WIDE
UTILITY EASEMENT
AUGUST 13, 2002
DOC. No. 2002150286
O.P.R.T.C.TX.

1
CALLED 84.427 ACRES
THE TRUST
FOR PUBLIC LAND
TO
CITY OF AUSTIN
DECEMBER 20, 1999
DOC. No. 1999159415
O.P.R.T.C.TX.

2
CALLED 192.19 ACRES
INDUSTRIAL GROUP
TO
CITY OF AUSTIN
SEPTEMBER 30, 2002
DOC. No. 2002182125
O.P.R.T.C.TX.

HOWELL T. DAVIS
SURVEY No. 30
ABSTRACT No. 214

LUCAS MUNOS
SURVEY No. 55
ABSTRACT No. 513

100-FOOT WIDE
ELECTRIC AND TELEPHONE
EASEMENT
OCTOBER 20, 1966
VOL. 3429, PG. 616
D.R.T.C.TX.

JOHNNY MORRIS ROAD
(VARIABLE WIDTH)
(R.O.W.)
(N62°36'20"W)
(3240.43')
N62°38'06"W
3031.23'

P.O.C.
1/2" IR
W/CAP

BEARING BASIS: ALL BEARINGS ARE BASED ON THE
TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE,
NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO
SURFACE USING A COMBINED SCALE FACTOR OF
1.00007.

PAGE 3 OF 3
REFERENCE FIELD NOTE No. 2955

EASEMENT PLAT SHOWING
PARCEL No. 170
PROPERTY OF
THE CITY OF AUSTIN
PLFUGERVILLE RAW WATERLINE



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

PROJECT: PLFUGERVILLE RAW WL
JOB NUMBER: 22259E-01
DATE: MAY 2003
SURVEYOR: PLE
PARTY CHIEF: LG
FIELDBOOK: 3223
FIELDNOTE: FN2955
TECHNICIAN: DS
DRAWING: FN2955.DWG
SCALE: 1"= 200'

LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD w/ PLASTIC CAP SET
- 1/2" IRON PIPE FOUND (UNLESS NOTED)

- CALCULATED POINT
- 60D NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1"=200'



2
CALLED 7.58 ACRES
(TRACT FOUR)
W. B. PANNELL AND
ROSE ANNETTE PANNELL
TO
PANNELL LIVING TRUST
APRIL 19, 1999
DOC. No. 1999121936
O.P.R.T.C.TX.

2
CALLED 219.184 ACRES
TO
MISSOURI PACIFIC RAILROAD COMPANY
THE STATE OF TEXAS
NOVEMBER 21, 1990
VOL. 11339, PG. 2005
R.P.R.T.C.TX.

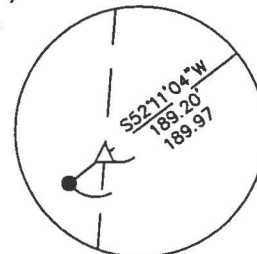
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CALLED 2.328 ACRES
30-FOOT WIDE
UTILITY EASEMENT
AUGUST 13, 2002
DOC. No. 2002150286
O.P.R.T.C.TX.

1
CALLED 84.427 ACRES
THE TRUST
FOR PUBLIC LAND
TO
CITY OF AUSTIN
DECEMBER 20, 1999
DOC. No. 1999159415
O.P.R.T.C.TX.

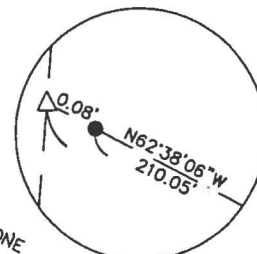
2
CALLED 192.19 ACRES
INDUSTRIAL GROUP
TO
CITY OF AUSTIN
SEPTEMBER 30, 2002
DOC. No. 2002182125
O.P.R.T.C.TX.

HOWELL T. DAVIS
SURVEY No. 30
ABSTRACT No. 214

DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



100-FOOT WIDE
ELECTRIC AND TELEPHONE
EASEMENT
OCTOBER 20, 1966
VOL. 3429, PG. 616
D.R.T.C.TX.

1
P.O.C.
1/2" IR
W/CAP
(N62°36'20"W)
(3240.43')
N62°38'06"W
2971.23'

JOHNNY MORRIS ROAD
(R.O.W.)
(VARIABLE WIDTH)

BEARING BASIS: ALL BEARINGS ARE BASED ON THE
TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE,
NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO
SURFACE USING A COMBINED SCALE FACTOR OF
1.00007.

PAGE 3 OF 3
REFERENCE FIELD NOTE No. 2956

PROJECT: PFLUGERVILLE RAW WL
JOB NUMBER: 22259E-01
DATE: MAY 2003
SURVEYOR: PLE
PARTY CHIEF: LG
FIELDBOOK: 3223
FIELDNOTE: FN2956
TECHNICIAN: DS
DRAWING: FN2956.DWG
SCALE: 1"=200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

EASEMENT PLAT SHOWING
PARCEL No. 170
PROPERTY OF
THE CITY OF AUSTIN
PFLUGERVILLE RAW WATERLINE

Appendix B
Tree Survey Summary
COA PARD Tracts 1,2, and 3

COA PARD - Tract 1						
Tree Tag No.	Tree Type	Diameter (inches)			Protect/ Remove	COA Tree Class
		Tree 1	Tree 2	Tree 3		
6007	DWD	12			R	2
6008	HBY	8			R	4
6009	CHBY	9	9		R	4
6015	PEC	30			P	1
6016	PEC	36			R	1
6021	UNK	13			R	2
6022	HBY	8			P	4
6023	HBY	10			P	4
6024	HBY	12			P	4
6025	HBY	12			R	4
6026	PEC	36			P	1
6027	PEC	48			P	1
7684	ELM	20			P	1
7685	ELM	15			P	1
7687	PEC	15	16	18	P	1
7688	PEC	30			P	1
7689	HBY	24			P	4
7693	PEC	44			P	1
7694	ELM	22			P	1
7695	HBY	26			P	4

All Tree Survey Sum 473 caliper inches

Total Tree's Protected 374 caliper inches

Total Tree's Removed (COA Type 1) 36 caliper inches

Total Tree's Removed (COA Type 2) 25 caliper inches

Total Tree's Removed (COA Type 3) 0 caliper inches

Total Tree's Removed (COA Type 4) 38 caliper inches

Total Trees Removed 99 caliper inches

Proposed Tree Replacement at 50% of Removed (COA Type 1) 18 caliper inches

Proposed Tree Replacement at 45% of Removed (COA Type 2) 12 caliper inches

Proposed Tree Replacement at 35% of Removed (COA Type 3) 0 caliper inches

Proposed Tree Replacement at 25% of Removed (COA Type 4) 10 caliper inches

Total Proposed Tree Replacement 40 caliper inches

COA PARD - Tract 2							
Tree Tag No.	Tree Type	Diameter (inches)				Protect/R emove	COA Tree Class
		Tree 1	Tree 2	Tree 3	Tree 4		
6055	ELM	9				R	1
6056	ELM	11				R	1
8157	ELM	13				R	1
8159	ELM	10				R	1
8160	ELM	8				R	1
8161	ELM	10				R	1
8162	ELM	9	5			R	1
8163	ELM	9	13			R	1
8164	ELM	9				R	1
8165	ELM	10				R	1
8166	ELM	9				R	1
8167	ELM	14				R	1
8168	ELM	20				P	1
8169	ELM	13				R	1
8170	ELM	12				R	1
8173	ELM	16				R	1
8174	MSQ	8	8			R	3
8175	ELM	10				R	1
8176	MSQ	10				R	3
8177	ELM	10				R	1
8178	ELM	8				R	1
8179	MSQ	9				R	3
8180	ELM	8				R	1
8181	ELM	9				R	1
8182	MSQ	9				R	3
8183	MSQ	9				R	3
8184	ELM	8				R	1
8185	ELM	12				R	1
8186	ELM	11				R	1
8187	ELM	8				R	1
8188	ELM	11				R	1
8189	ELM	13				R	1
8190	ELM	11				R	1
8191	ELM	11				R	1
8193	MSQ	11				R	3
8194	MSQ	9				R	3
8195	MSQ	17				R	3
8196	MSQ	12	9	8		R	3
8197	ELM	8				R	1
8198	ELM	13				R	1
8199	ELM	9				R	1
8200	MSQ	14				R	3
8201	ELM	10				R	1
8203	ELM	8				R	1
8204	MSQ	8	5			R	3
8205	ELM	8				R	1
8206	MSQ	8				R	3
8207	MSQ	10				R	3
8208	ELM	16				R	1
8209	MSQ	9				R	3
8210	ELM	9				R	1
8211	ELM	14				R	1
8213	MSQ	8	10			R	3
8214	MSQ	11	11			R	3
8215	MSQ	10	9	8	8	R	3
8216	MSQ	9				R	3
8217	ELM	9				R	1
8218	ELM	8				R	1
8219	ELM	14				R	1

COA PARD - Tract 2							
Tree Tag No.	Tree Type	Diameter (inches)				Protect/R emove	COA Tree Class
		Tree 1	Tree 2	Tree 3	Tree 4		
8220	ELM	9				R	1
8221	MSQ	8				R	3
8222	ELM	9				R	1
8223	MSQ	9				R	3
8224	ELM	12				R	1
8225	MSQ	9				R	3
8226	MSQ	8				R	3
8227	MSQ	15				R	3
8228	MSQ	9				R	3
8229	MSQ	12				R	3
8230	MSQ	8				R	3
8231	ELM	10				R	1
8232	MSQ	11				R	3
8233	MSQ	8				R	3
8234	MSQ	10	5	5		R	3
8235	MSQ	9	7			R	3
8236	ELM	11				R	1
8237	MSQ	14				R	3
8238	MSQ	10				R	3
8240	MSQ	8				R	3
8241	MSQ	11	9			R	3
8242	ELM	8				R	1
8243	MSQ	8				R	3
8244	ELM	11				R	1
8245	MSQ	10	8			R	3
8246	MSQ	20	9			P	3
8247	MSQ	10	7			R	3
8248	MSQ	14				R	3
8249	MSQ	9				R	3
8250	MSQ	9				R	3
8252	MSQ	14				R	3
8253	ELM	8				R	1
8254	MSQ	9	7			R	3
8255	MSQ	10				R	3
8256	MSQ	8				R	3
8257	MSQ	10				R	3
8258	MSQ	8	7			R	3
8259	MSQ	13	9			R	3
8261	ELM	15				R	1
8262	ELM	8				R	1
8263	MSQ	10				R	3
8264	ELM	9				R	1
8265	MSQ	10	7			R	3
8267	ELM	12				R	1
8268	ELM	8	9			R	1
8269	ELM	9				R	1
8270	ELM	8				R	1
8272	ELM	9				R	1
8273	ELM	15				R	1
8274	ELM	9				R	1
8275	ELM	17				R	1
8276	ELM	9				R	1
8277	ELM	10				R	1

COA PARD - Tract 2

All Tree Survey Sum	1349 caliper inches
Total Tree's Protected	49 caliper inches
Total Tree's Removed (COA Type 1)	661 caliper inches
Total Tree's Removed (COA Type 2)	0 caliper inches
Total Tree's Removed (COA Type 3)	639 caliper inches
Total Tree's Removed (COA Type 4)	0 caliper inches
Total Trees Removed	1300 caliper inches
Proposed Tree Replacement at 50% of Removed (COA Type 1)	331 caliper inches
Proposed Tree Replacement at 45% of Removed (COA Type 2)	0 caliper inches
Proposed Tree Replacement at 35% of Removed (COA Type 3)	224 caliper inches
Proposed Tree Replacement at 25% of Removed (COA Type 4)	0 caliper inches
Total Proposed Tree Replacement	555 caliper inches

COA PARD - Tract 3							
Tree Tag No.	Tree Type	Diameter (Inches)				Protect/Remove	COA Tree Class
		Tree 1	Tree 2	Tree 3	Tree 4		
6028	ELM	9				R	1
6029	ELM	8				R	1
6030	ELM	10				R	1
6031	ELM	9				R	1
6032	ELM	8				R	1
6033	ELM	8				R	1
6034	ELM	10				R	1
6035	ELM	6	6	10	12	R	1
6036	ELM	8				R	1
6037	ELM	8				R	1
6038	ELM	8				R	1
6039	ELM	9				R	1
6040	ELM	7	8			R	1
6041	MSQT	7	10			R	3
6042	ELM	4	7	8		R	1
6043	ELM	9				R	1
6044	ELM	4	10			R	1
6045	ELM	4	9	9	10	R	1
6046	UNK	10				R	2
6047	UNK	9				R	2
6048	ELM	9	10			R	1
6054	ELM	6	8			R	1

All Tree Survey Sum 287 caliper inches

Total Tree's Protected 0 caliper inches

Total Tree's Removed (COA Type 1) 251 caliper inches

Total Tree's Removed (COA Type 2) 19 caliper inches

Total Tree's Removed (COA Type 3) 17 caliper inches

Total Tree's Removed (COA Type 4) 0 caliper inches

Total Trees Removed 287 caliper inches

Proposed Tree Replacement at 50% of Removed (COA Type 1) 126 caliper inches

Proposed Tree Replacement at 45% of Removed (COA Type 2) 9 caliper inches

Proposed Tree Replacement at 35% of Removed (COA Type 3) 6 caliper inches

Proposed Tree Replacement at 25% of Removed (COA Type 4) 0 caliper inches

Total Proposed Tree Replacement 141 caliper inches

Parks and Recreation Board 6/24/03

Remarks by Susan Toomey Frost
806 Rosedale Terrace, 78704, 447-2575
sfrost@austin.rr.com / www.io.com/~reuter

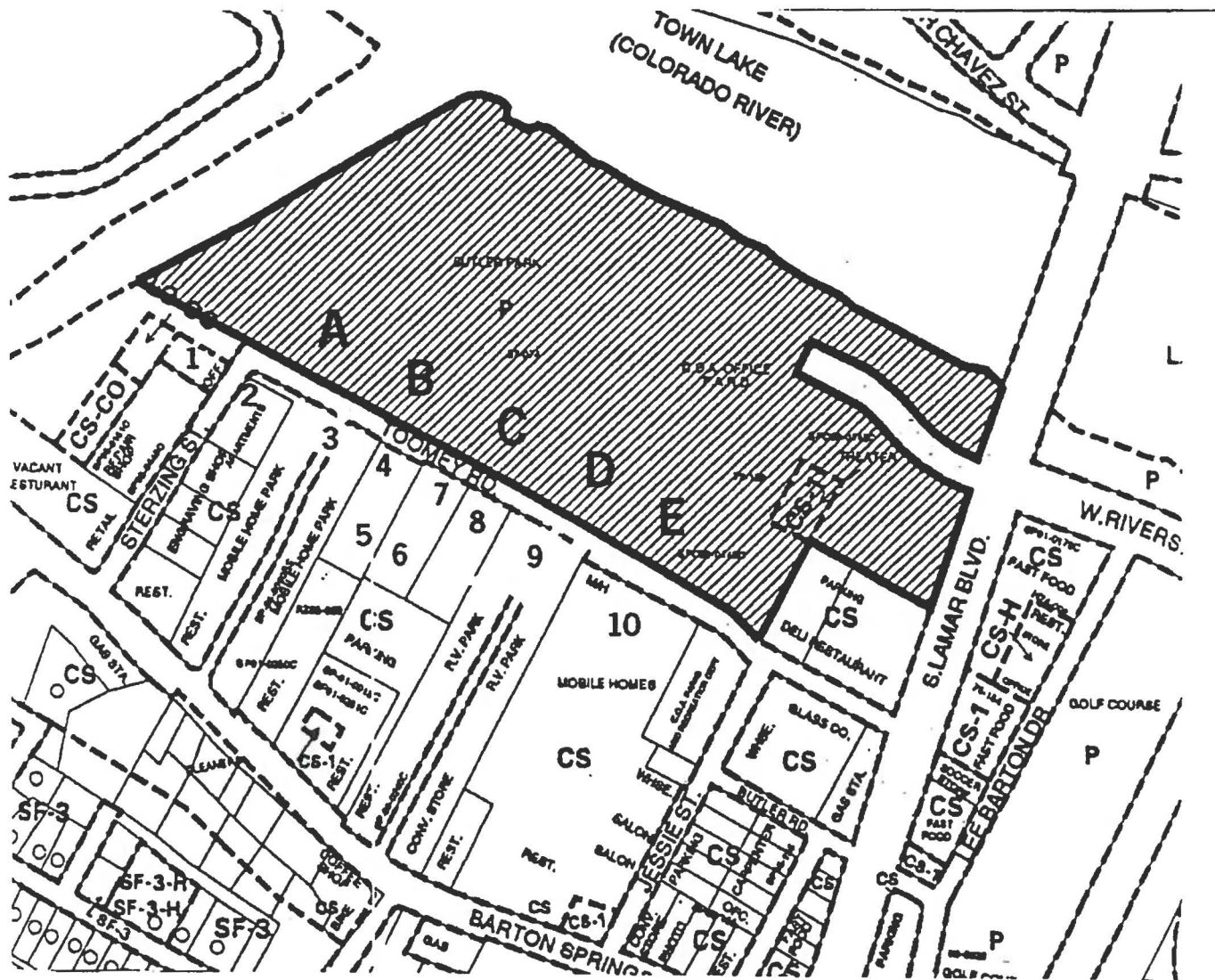
#6

Should the city allow parking lots on public parkland to be converted to private use by businesses failing to comply with parking requirements?

Entities entail the following costs to meet their minimum parking requirements:

- Purchase and/or lease of land at market value for onsite and offsite parking
- Compliance with existing ordinances, inc. the Waterfront Overlay
- Preparation, submission and revision of site plans
- Construction of lot, inc. asphaltting and striping
- Fees for city building permits and inspection
- Continual maintenance and clean-up
- Security lighting and utility expenses
- Payment of annual property taxes
- Liability insurance

These points should be considered should the city consider entering a joint use agreement to lease public parkland to the private sector. The city should earn fair market value for its valuable parkland, protect itself from liability, and assure that it does not give non-complying businesses an unfair economic advantage over those that meet requirements.



Authorized Parking Lot Users

- A. Austin Girls Fastpitch Assn. - Jerry Russell - 469-0064
- B. South Austin Little League - Santiago Espinoza - 473-2799
- C. Capital Metro - Roberto Gonzalez - 369-6035
- D. Parks and Recreation Dept. - Jesus Olivares, Director - 974-6716
- E. Zach Scott Theater - Ann Ciccolella, Managing Dir. - 476-0594

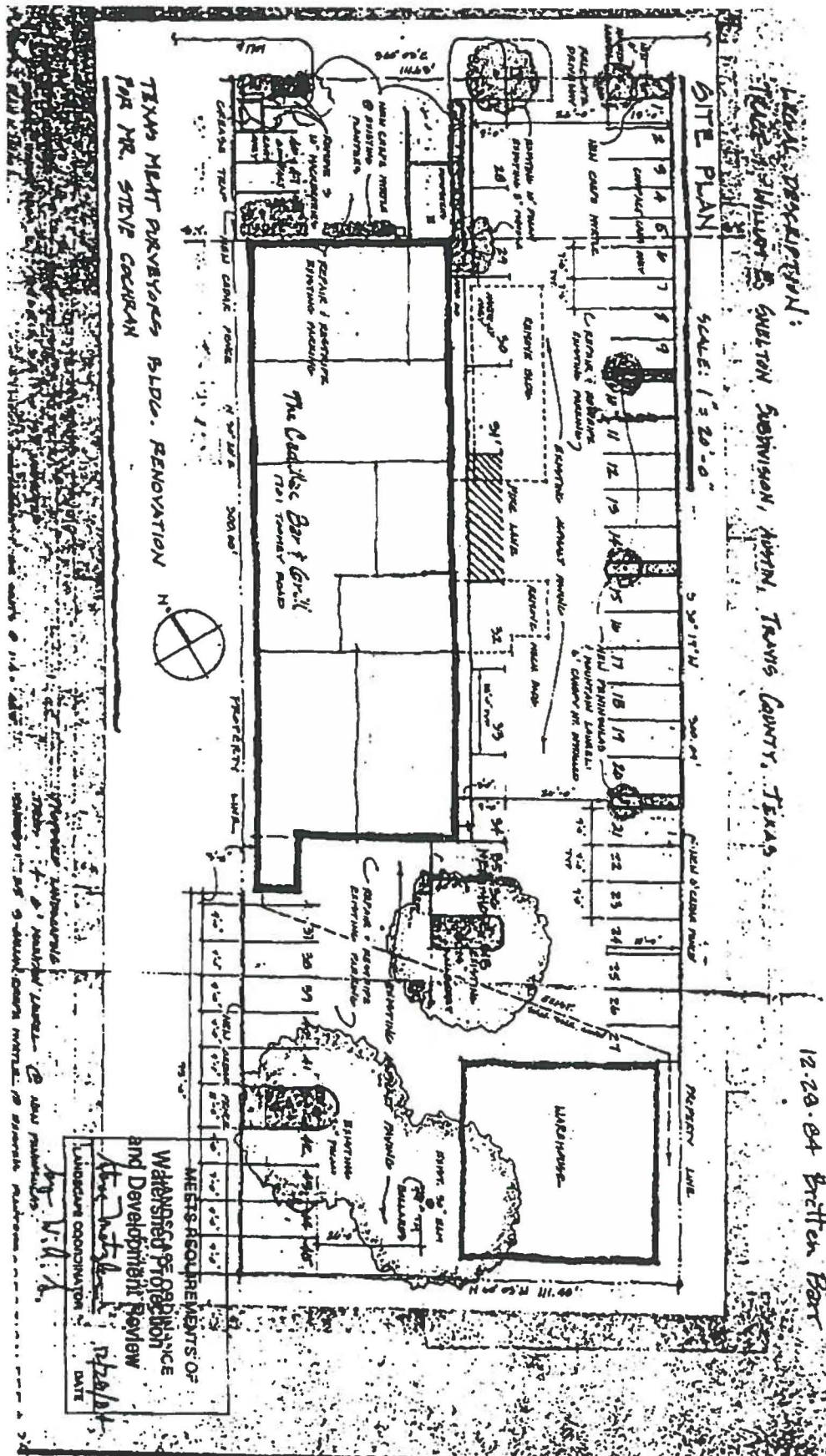
Toomey Road Owners & Tenants

- 1. Law Offices - Patrice & Jim Arnold, 472-8000
- 2. Barton Springs Apts. - Alanya Westwood Berthiaume, 482-8883
- 3. Mobile Manor - Diana Wallace, 327-4887
- 4. Parkside School - Claire Bruno, Director, 472-2559
- 5. Casa de Luz - Ana & Eduardo Longoria, 476-2535
- 6. Edith Dalecki, 477-4287
- 7. Chuy's & Shady Grove Offices - Mike Young, 473-2783
- 8. American Lebanon Assn. - Carl Daywood, 474-8845
- 9. Toomey Family Tract - Susan Toomey Frost, 447-2575
- 10. Pecan Grove RV Park - Seri Khayel, 328-7377

1984 Site Plan for 1701 Toomey Road

A previous owner of the tract at 1701 Toomey Road submitted in 1984 the site plan shown below. The plan would have remodeled an older building into a restaurant. The plan was approved to save all protected trees and to provide parking for 45 cars.

The current owners, however, chose to remodel the building into a school. A warehouse at the rear of the property became the school's cafeteria, which was later converted to a public restaurant. Over a 10-year period, owners have displaced the school's parking spaces with infill construction on the tract and have added other uses of the facilities.



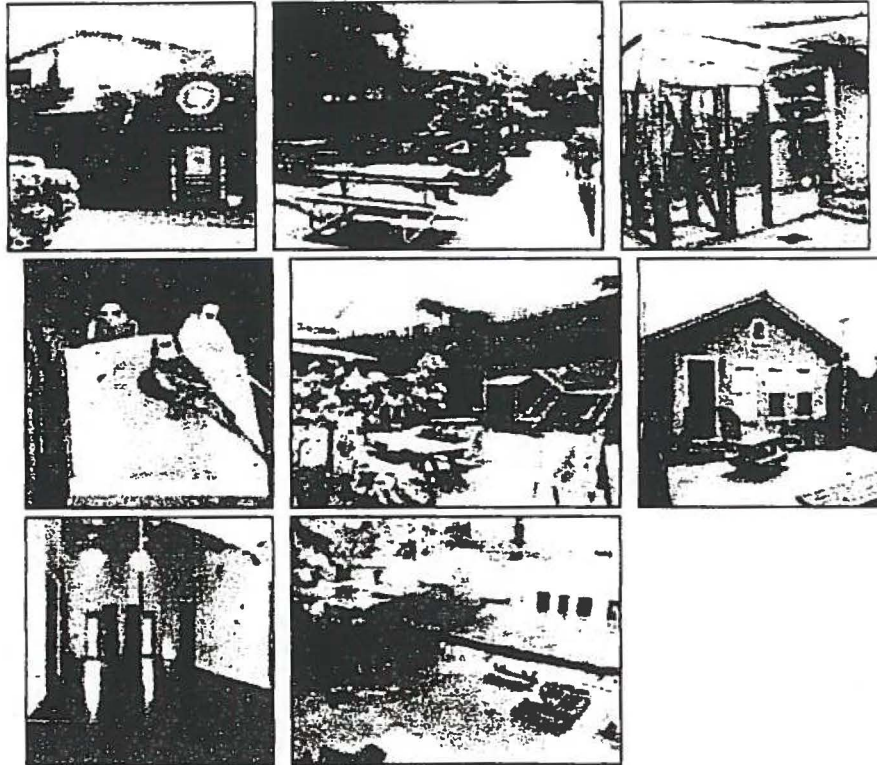
Parkside Community School

Home	Calendar	Announcements	Newsletter	Classes	Enrollment	About Us
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About Us

- Our Story
- Our Goal
- What is Montessori?
- Classroom Structure
- Curriculum
- Primary Program
- Elementary Program
- After-School
- Parent Involvement

Tour



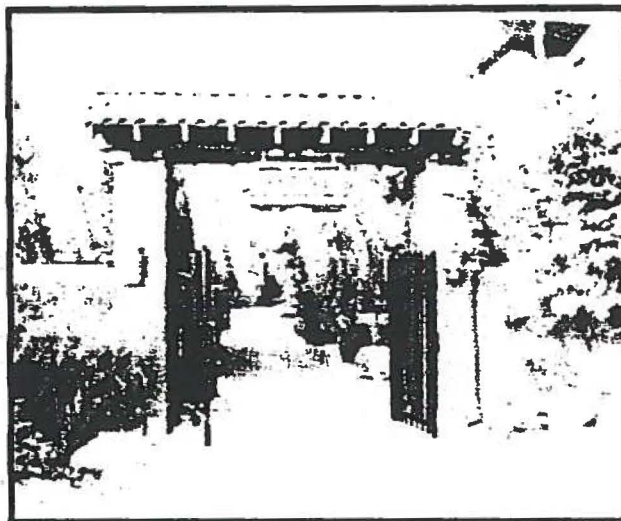
Our Story

In January of 1991 Parkside Community School was just a dream. This dream began to come alive, however, when two teachers, Joe and Claire Bruno, along with some investors, toured an abandoned meat packing plant at 1701 Toomey Road in Austin, Texas. Through the efforts of a committed team, this dilapidated, abandoned industrial warehouse in the backyard of Zilker Park was transformed with love and sweat into a beautiful, Southwestern-style garden of learning. The project was serendipitous from the start.

The school opened with 75 children from toddler level through sixth grade. Today, Parkside Community School has an enrollment of 138 students, serving 3-year-olds to 12-year-olds, primary through sixth grade. Parkside offers quality Montessori education while cultivating social skills and a strong sense of community through school-wide cultural activities and outdoor experiences. From group movement to swimming in Barton Creek, and cultural celebrations, Parkside Community School is committed to providing academic excellence and rich social experiences to nurture the child, family, and community.

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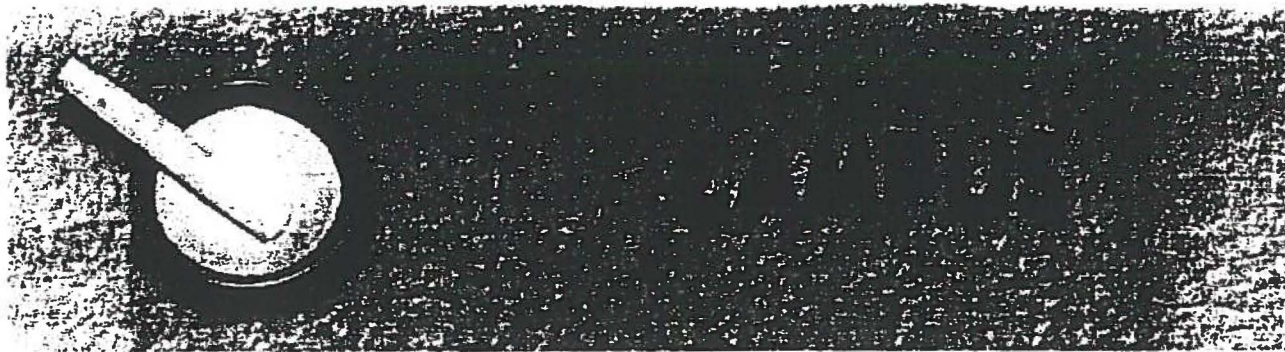
CASA DE LUZ



Center for Integral Studies

1701 Toomey Rd. Austin, TX 78704-1033
(512) 476-2535

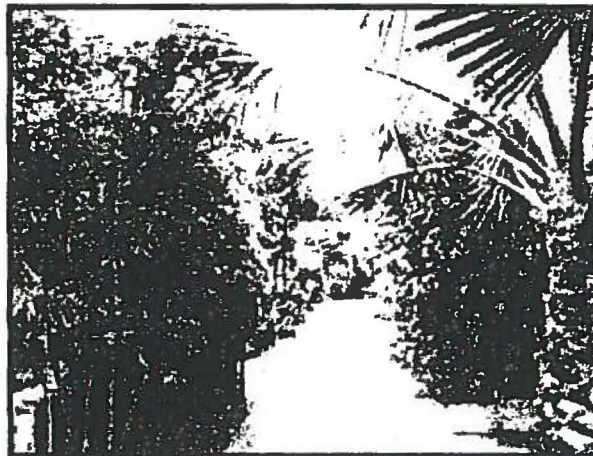
5.



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About Casa's Campus:

Casa de Luz is a place of gathering for people who are learning how to better integrate their lives and experience more wholeness on all levels. Casa's campus participants offer activities, services and meetings to nourish one's mind and body. Our center is Casa's Dining Room where we prepare natural food with the highest purpose. Our intention is to educate and nourish those traveling through life with a desire to leave things better than they found them. All are welcome.



Campus Participants	Activities, Meetings, Services	Contact Information
The Austin Healing Center for Attitudinal	Seminars in positive attitudinal change	Mark Shafer, PhD 512-327-1961

Healing		
Austin Center for Religious Science	Services in awakening to deeper level of spirituality	http://www.austincrs.net/ Walt Brewer, Minister 512-301-4499
Breast Cancer Resource Center	Weekly support group for women with metastatic breast cancer.	Alice Wilson 512-472-1738 Ext 105
Casa De Luz Dining Room	Daily Dining Lunch: 11:30am–2pm Dinner: 6–8pm Summer: 6–8:30pm	512-476-2535 www.casadeluz.org Gallery of images
Congress for New Urbanism	Meetings to improve how best to for humans to live on the planet	Wayo Longoria 512-444-4170
Desert Passion Dance Program	Instruction and performance in Middle Eastern Dance	M'lilah 512-295-2036
Healing In Yoga	Classes for all levels in healing yoga, a stress free exercise	www.healinginyoga.com 512-604-3217
Ip Sun Tai Chi	Classes in meditative Martial Art to improve balance, coordination, concentration and self defense	Vince Cobalis 512-445-2357 http://home.Austin.rr.com/cobalis/
Parkside Community School	Montessori program for 3 yrs.–12 yrs.	512-472-2559
The Natural Epicurean Academy of Culinary Arts	Classes and seminars in healthy macrobiotic cooking	www.NaturalEpicurean.com 512-476-2276

7

N.I.A. Mind Body Fitness Program	Program that embraces Martial Arts, dance, healing arts and all levels of fitness	Pamela 512-326-8417
Straw Bale Association	Regular meetings to discuss the use of straw bale, an environmentally friendly sustainable building material	www.greenbuilder.com/sbat/ 512-302-6766
Sustainable Building Coalition	Regular meetings of architects, builders, and individuals to promote the use of sustainable building materials	www.greenbuilder.com/sbc 512-478-9033
Sustainable Food Center	Information and classes to create a healthy affordable food secure community in Central Texas	Suzanne Santos 512-236-0074
Wholistic Therapies Body, Mind, Soul	Massage & Spa Therapy, Essential Oils, Zone Chiropractic, Acupuncture, Homeopathy, Solar Nutrition, Rodaraku, instruction in laws of body, mind, soul.	Thad Hedges, D.C, PhD., DD, MSD, D.C.M 512-689-1971 Steve Allen, BA., H.T., R.M.T 512-826-933-1804 Pamela Overeynder R.M.T. 512-826-75633

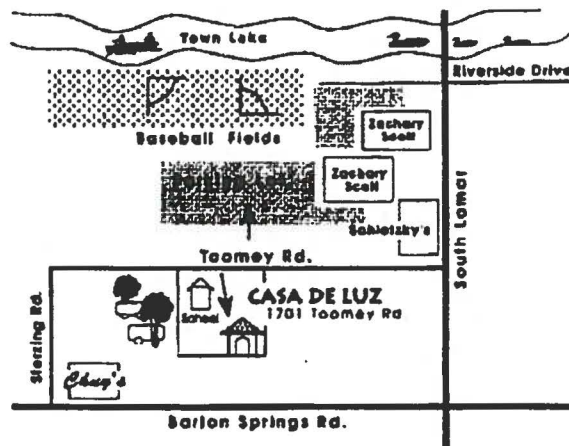
g.

References to the Casa de Luz Parking Lot (downloaded from the Internet)

Casa de Luz, 1701 Toomey Road: Toomey Road is about 1/4 mile south of Lake Austin, just north of and parallel to Barton Springs Rd. From downtown Austin, go south on Lamar, crossing Lake Austin, take a right on Toomey (second right after the bridge); Casa is on the left almost at the end of the road, there's lots of parking at the ball fields on the right. [Click here for a map.](#)

Austin Ip Sun Classes

Ip Sun classes are offered at Casa De Luz, 1701 Toomey Road, phone 512/476-2535. Classes are taught by Vince Cobalis and are scheduled for Tuesdays and Thursdays from 8 - 9 p.m.





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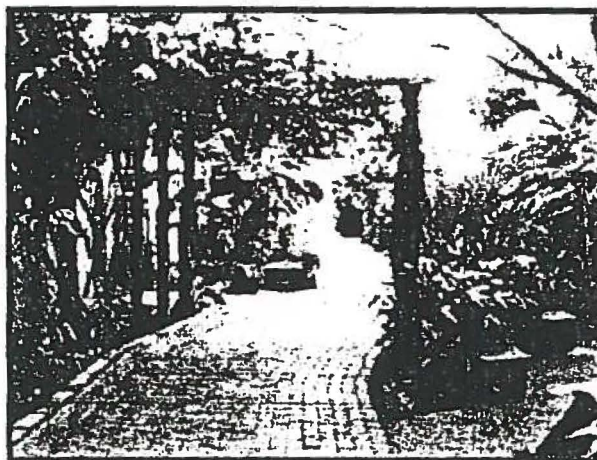
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Open every day

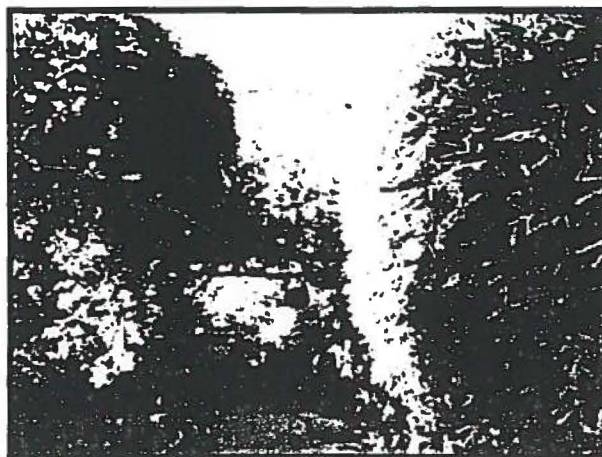


1701 Toomey Rd.
Austin, TX 78704-1033
(512) 476-2535

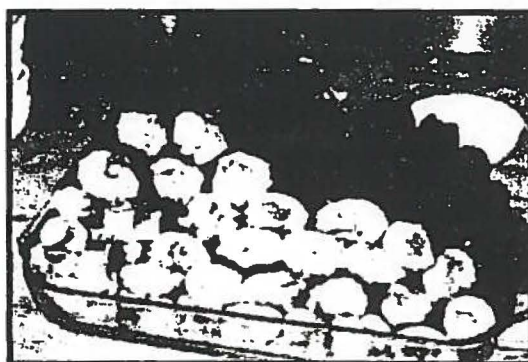
Weekdays lunch	11:30 - 2:00
Sat & Sun Brunch	11:30 - 2:00
Mon - Sun Dinner	6:00 - 8:00

New extended summer hours,
beginning April 1, 2003, dinner
will be served from 6 to 8:30 PM.

10.



Specialty Meals

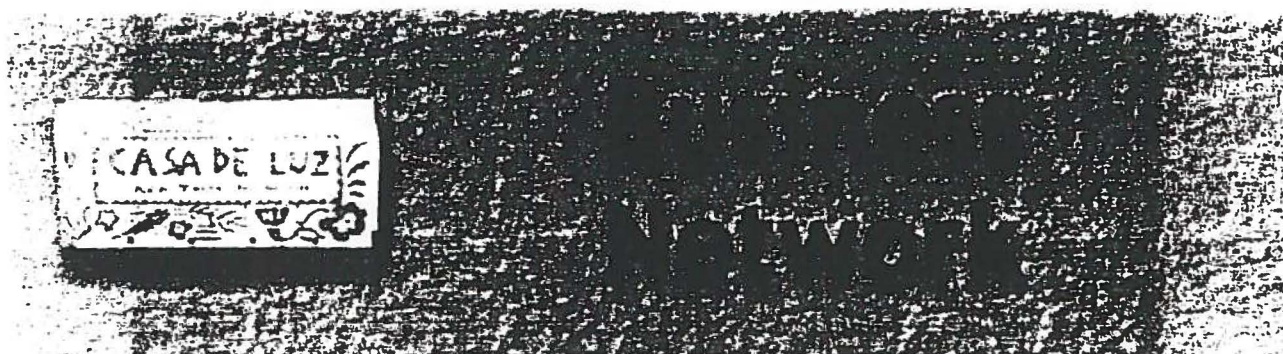


Wednesday Lunch Mexican
Thursday Evening Guatemalan
Friday Evening Caribbean
1st Sat. evening of Pizza Night
month
1st Mon. evening Vegetarian
of month Sushi

Cost

Meals \$10
Brunch \$12
(includes beverage & tax)

Map



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Our Business Community



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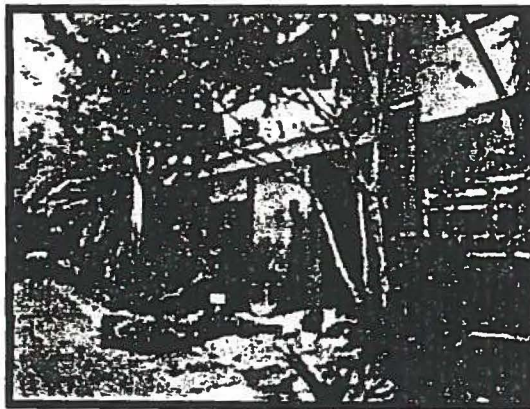
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austintexasrick@yahoo.com



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Spaces for Rent

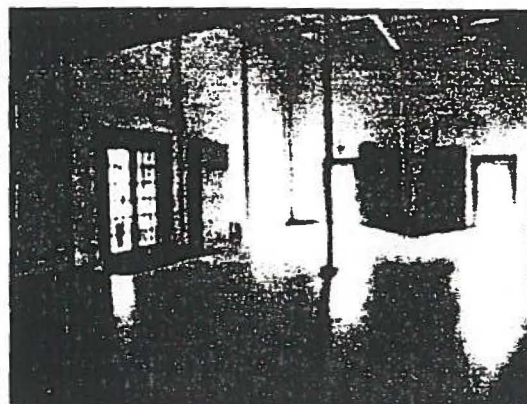
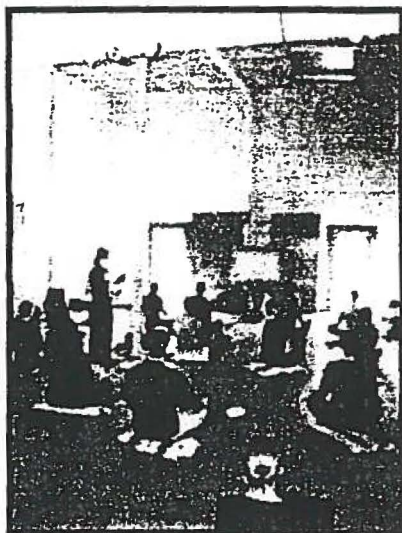
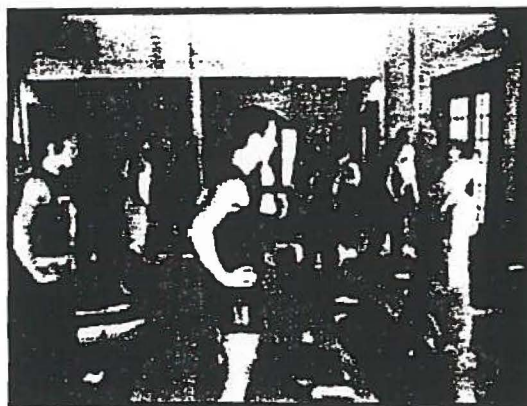


Casa de Luz has several rental spaces available for Holistic workshops and ongoing wellness classes. Our rooms are in a peaceful garden like setting.



Auditorium

48' X 26" 1248 square feet wood floors
Ground floor entrance from pavilion is Handicap accessible.
Pavilion area can be used for registration & has access to 2 restrooms, 3 stage lights, 75 folding chairs, 1 folding table
Capacity for 75 people seated. Nice for movement classes, concerts and large lectures.

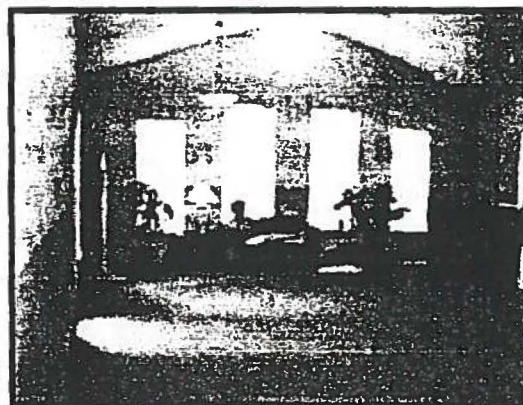
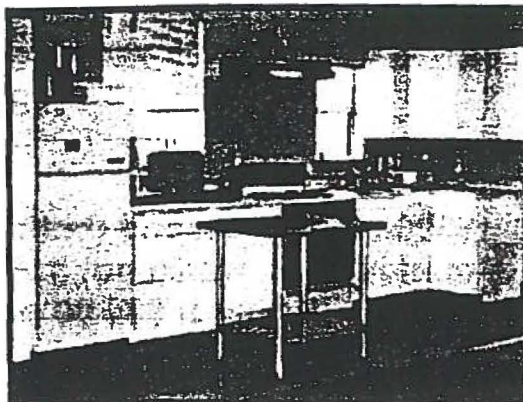


Cielo Room

48 X 26" 1248 square feet

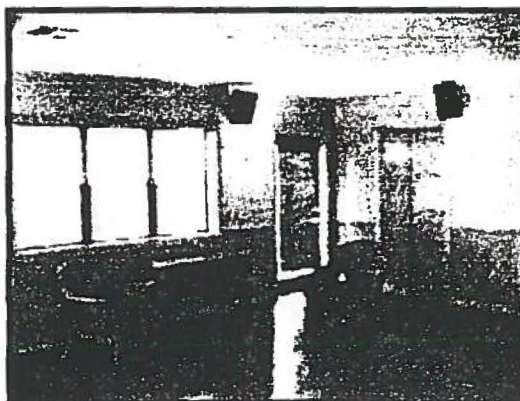
17.

includes kitchen area and 2 restrooms, Carpeted Upstairs, not handicap accessible, Podium Blackboard, 45 folding chairs, 4 folding tables, Sofa Capacity for 50 people seated. Nice for seminars & more intimate events



Serena Room

22' X 23' 500 square feet
Stained cement floors.
Downstairs accessible from gardens. Includes 16 conference chairs, 6 meditation chairs, 2 folding tables, PA system & 27" TV with VCR & DVD available for extra fee. Capacity for 35 people seated. Nice for smaller seminars & those needing audio/visual.



18.

Rates:

\$300.00 for weekend (both days) \$25.00 per hr. (half day minimum on weekend) \$150.00 per day Saturday or Sunday (8 hours) \$80.00 per 1/2 day Saturday or Sunday (4 hours)

Deposit:

Space held once deposit is received. Deposit is half of rental cost. To receive a refund of deposit, please give 60 days notice to cancel a weekend reservation and 30 days for any other reservation.

Payment

Please make checks payable to:

**Shambala.
1701 Toomey Rd.
Austin, TX 78704-1033
(512) 476-2535**

19.
(End)

2003 YEAR PLANNER

FIRST QUARTER

JANUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
			1 USA CAN	2	3	4
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12	13	14	15	16	17	18
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FEBRUARY						
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SECOND QUARTER

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JUNE						
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THIRD QUARTER

JULY						
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FOURTH QUARTER

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NOVEMBER						
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DECEMBER						
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28	29	30	31			

USA UNITED STATES NATIONAL/STATE HOLIDAYS

CAN CANADIAN NATIONAL/PROVINCIAL HOLIDAYS

★ JEWISH HOLIDAYS

The Jewish day begins and ends at sundown; thus, all holidays begin at sundown of the day preceding the date shown.